

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R95184

Property Information

property address: 1212 S TEXAS AVE
legal description: WINTER BLOCK 3, LOT 10-12, 14-16
owner name/address: CHEYENNE SALES INC
PO BOX 609
MABANK, TX 75147-0609
full business name: ColorType
land use category: comm/retail type of business: rent-to-own
current zoning: SCB occupancy status: occupied
lot area (square feet): 43607 frontage along Texas Avenue (feet): 190
lot depth (feet): 100 sq. footage of building: 6381
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 2 building height (feet): 25 # of stories: 1
type of buildings (specify): metal

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) _____

approximate construction date: 1981 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☒ yes ☐ no (specify) chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: electric
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 41
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 8x13 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: poor
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: sm. shrubs & trees

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
